

PROJECT TEAM

DEVELOPER:

CARMEL PARTNERS

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P: 415.912.1414 www.carmelpartners.com



ARCHITECT:

TCA Architects

19782 Mac Arthur Blvd, Suite 300 P: 949.862.0270 Irvine, California 92612 Contact: Paul Anderson

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LANDSCAPE ARCHITECT:

MIG Landscape Architecture

800 Hearst Avenue Berkeley, California 94710 Contact: Chris Beynon

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EPTDESIGN

LANDSCAPE ARCHITECT:

EPT Design

9821 Irvine Center Drive Irvine, California 92618 Contact: Matt Hall

P: 949.502.4500 www.eptdesign.com



FREMONT, CALIFORNIA

CIVIL ENGINEER:

Kier & Wright Civil Engineers & Surveyors Inc. 3350 Scott Blvd, Suite 22

Santa Clara, California 95054 Contact: Mark Knudsen

P: 408.591.8801 www.kierwright.com



PROJECT DATA

PROJECT ADDRESS:

1031 Walnut Avenue

Fremont, California 94536

ASSESSOR PARCEL NUMBERS:

Parcels One & Four: 507-400-10-6

PURPOSE:

Zone Change (Request for Design Review Approval)

NARRATIVE:

1031 Walnut is an approximately 12.7 net acre site located at 1031 Walnut Avenue in the city of Fremont, California. The site is existing farm land that fronts Walnut Avenue, Guardino Drive and Litchfield Avenue. The plot will be developed into a multifamily project in two separate buildings. The program is anticipated to be approximately 670 dwelling units in Type V wrap configuration within two buildings with two Type I above grade garage structures. The project will also include approximately 25,000 sf of amenity space on the site. A roof deck amenity with pool is anticipated to be located atop the garage structure of the South building. The overall site is anticipated to be permeable and walkable. Linearparks separate the two residential buildings buffer the existing buildings, and contain a variety of active and passive spaces. Building amenities face and open onto the park to further active the space.

EXISTING ZONING DISTRICT:

PD (P-2004-267) based on R-3-35 Zoning

EXISTING LAND USE:

Single-Family Residential / Farmland

PROPOSED ZONING DISTRICT:

PD based on R-3-70 Zoning

PROPOSED LAND USE:

Multiple Family Residential

GENERAL PLAN AREAS:

Residential- Urban

(Transit Oriented Development Overlay)

BUILDING CODE:

2013 California Building Code (CBC)

TYPES OF CONSTRUCTION:

Type VA Sprinklered, NFPA-13 (Residential) Type IA Sprinklered, NFPA-13 (Garage)

OCCUPANCY CLASSIFICATION:

Residential Units

Leasing, Mail, Fitness Center, Roof Deck, Lounge, Club Room

Garage S-2

LOT AREA:

± 553,626 SF 12.7 AC (NET)

PROJECT SUMMARY

Bicycle Parking Required

Long Term Non required
Short Term 4 + 1 per 10 Units

Bicycle Parking Provided

Long Term Non required
Short Term 4 + 1 per 10 Units

Bicycle Parking Required

Bicycle Parking Provided

Parking Provided

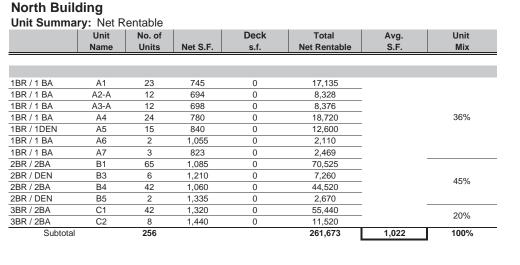
Unit Type

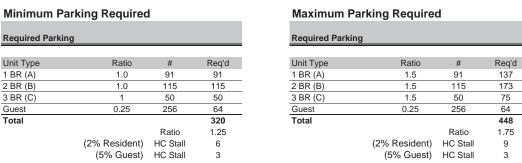
(2% Resident) HC Stall (5% Guest) HC Stall

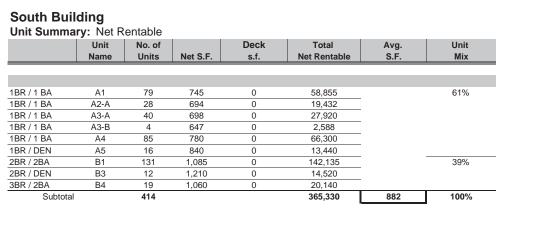
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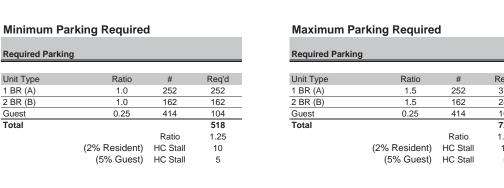
Parking Provided

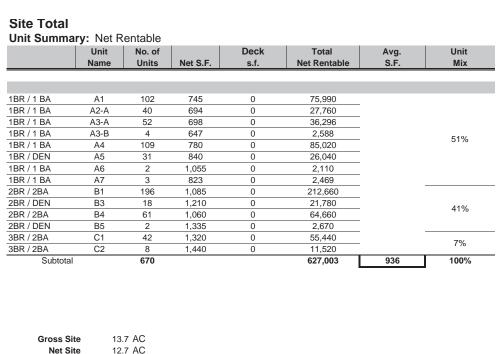
Unit Type

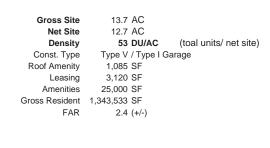












Note: These numbers are preliminary and are subject to change upon further building refinement

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